



UP TO 23,637 SF OF AVAILABLE SPACE FOR LEASE

Offering Summary

Office space available at the northeast corner of Northwest Expressway and May Ave in Oklahoma City. Excellent visibility with easy access to Hwy 3, Hwy 74 & I-44. Beautiful and meticulously maintained 3-story office building with plentiful parking.

Property Info

- ±95,271 SF Building
- ±4.80 AC Lot
- Building Signage Available
- Abundant Parking
- Lease Rate: \$18.00 PSF
- Up to 5,778 SF Available on the first floor
- ±14,557 SF Available on the second floor
- Up to 3,302 SF Available on the third floor

Traffic Generators

- | | | |
|------------------------|--------------|-------------------|
| • Holiday Inn Express | • Best Buy | • Office Depot |
| • Hilton Garden Inn | • Dick's | • Dave & Buster's |
| • Hampton Inn & Suites | • Target | • Hooter's |
| • Comfort Inn & Suites | • Home Depot | |

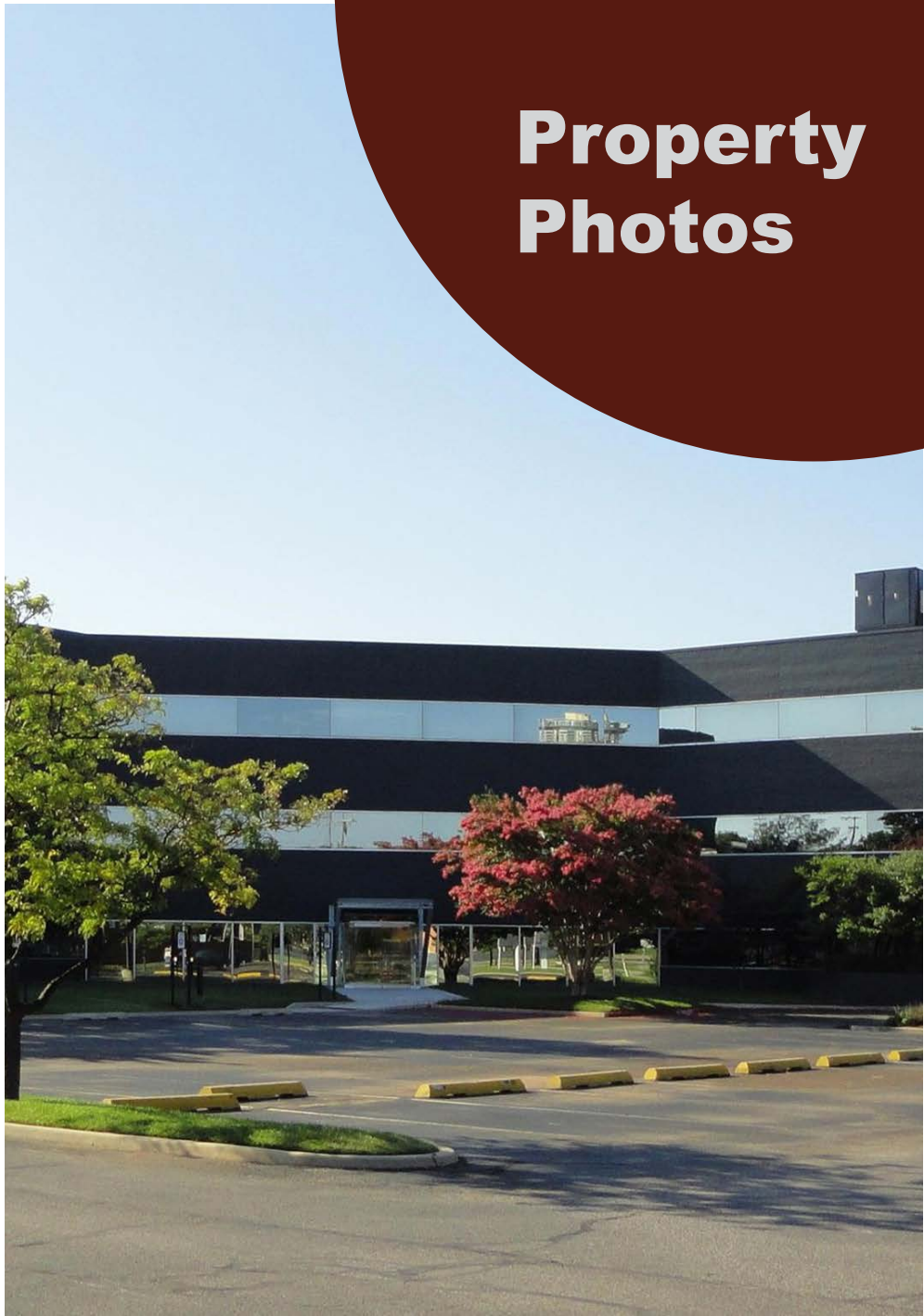
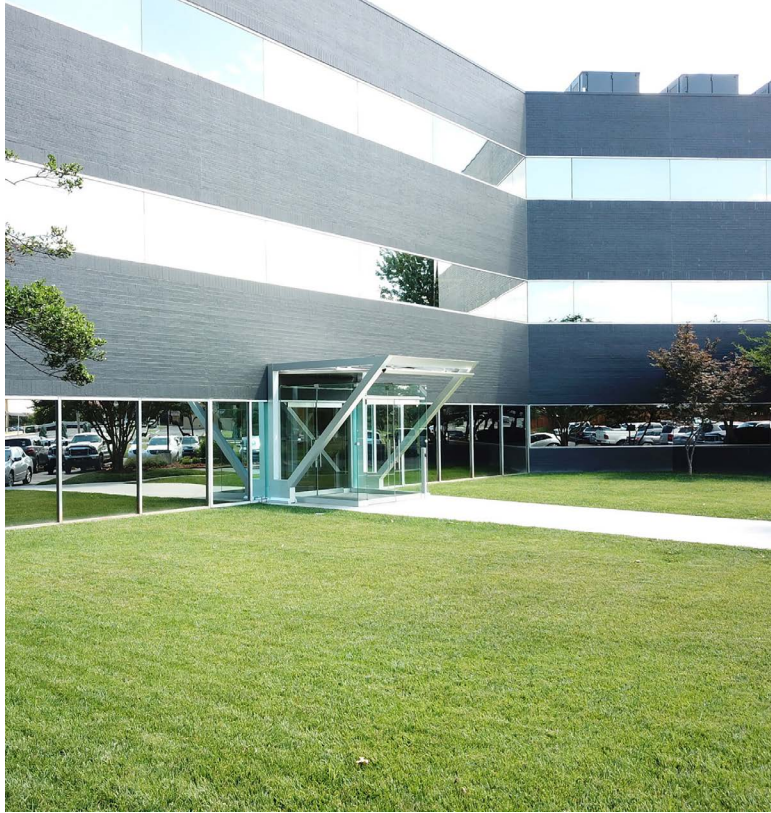
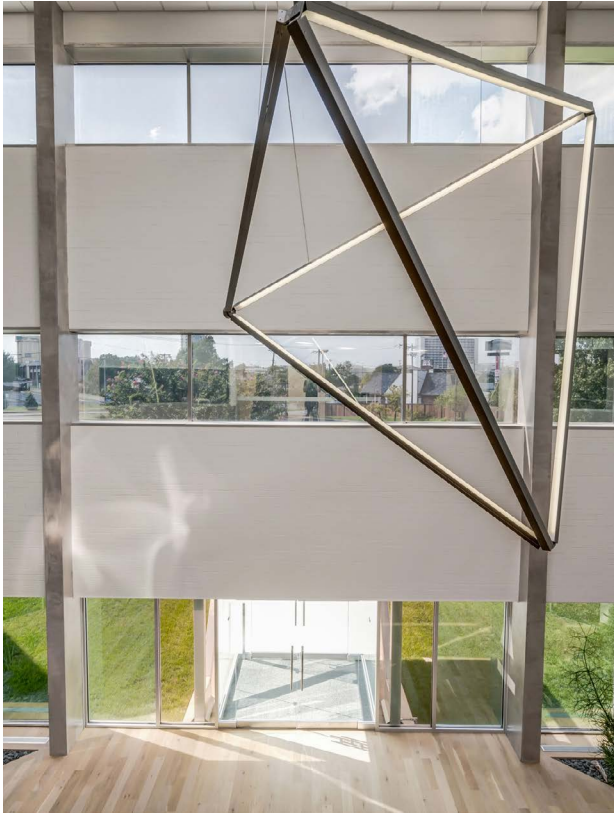
FOR MORE INFORMATION:

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Property
Photos

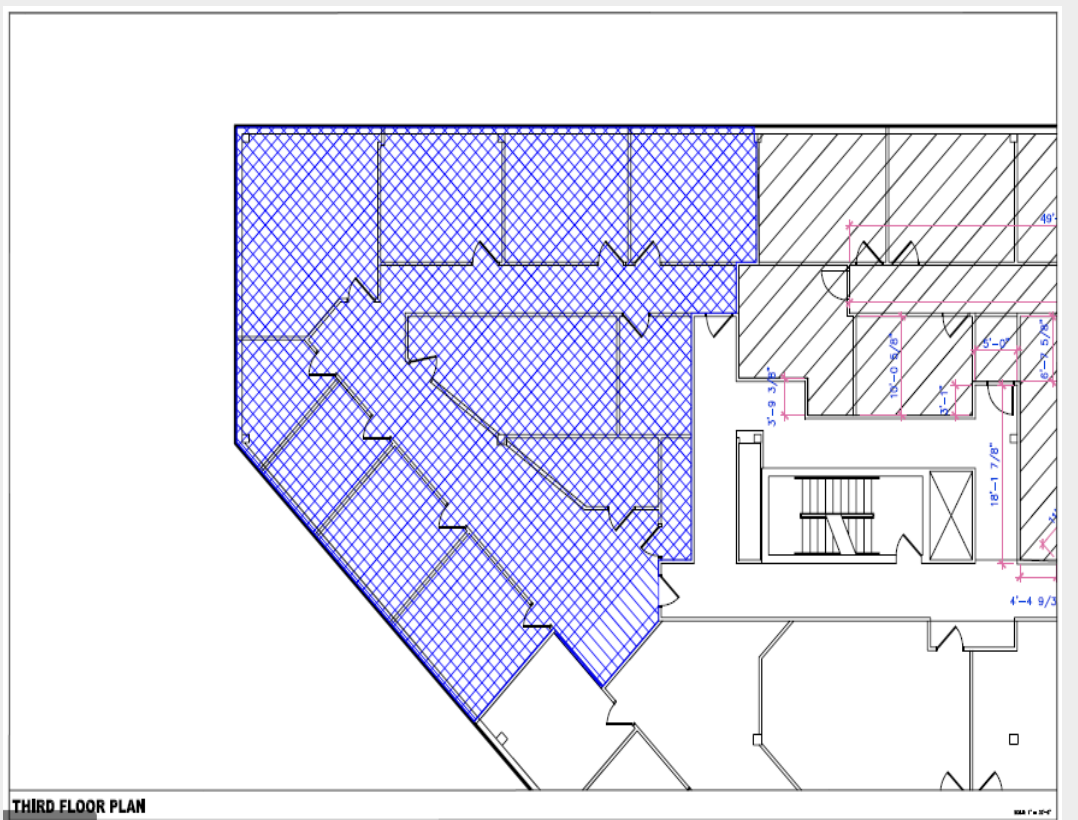
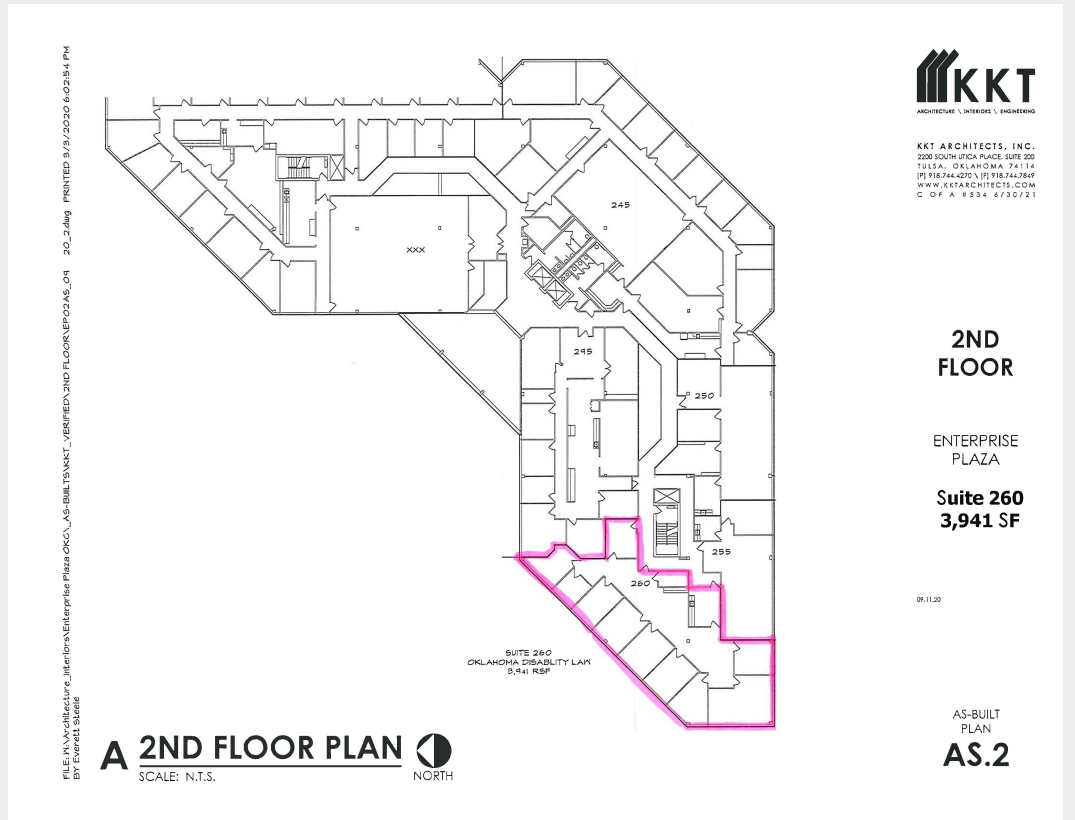
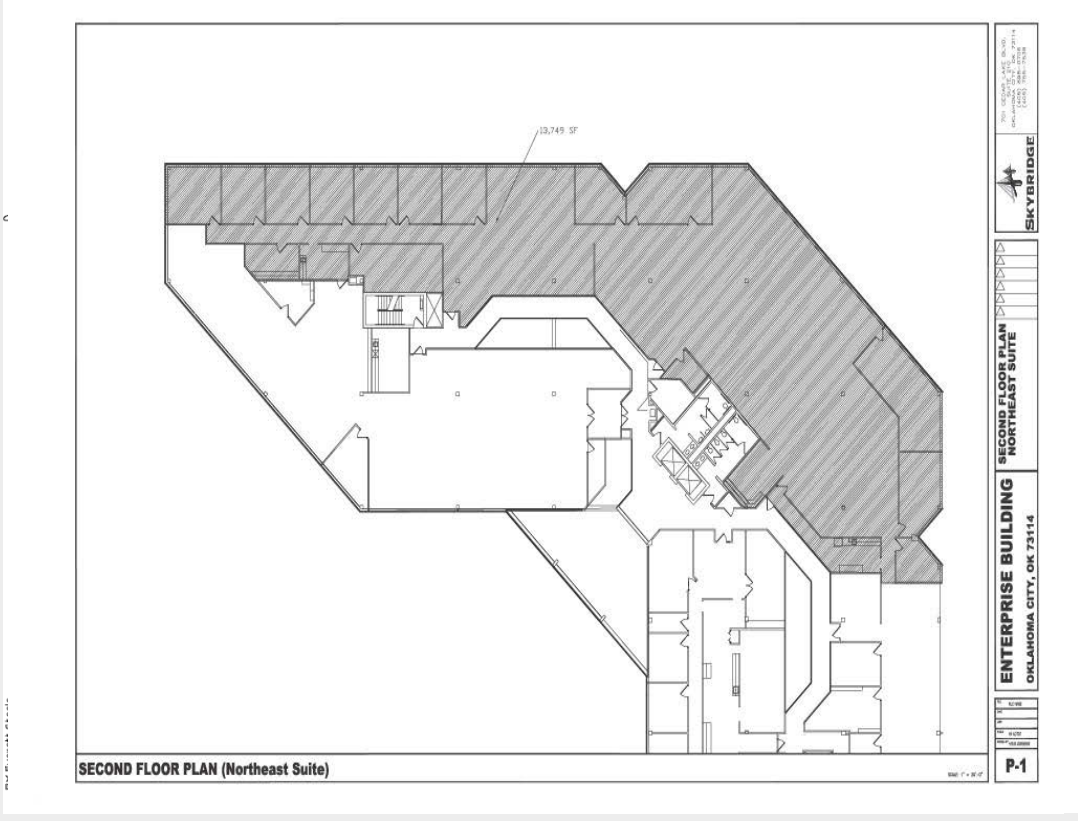
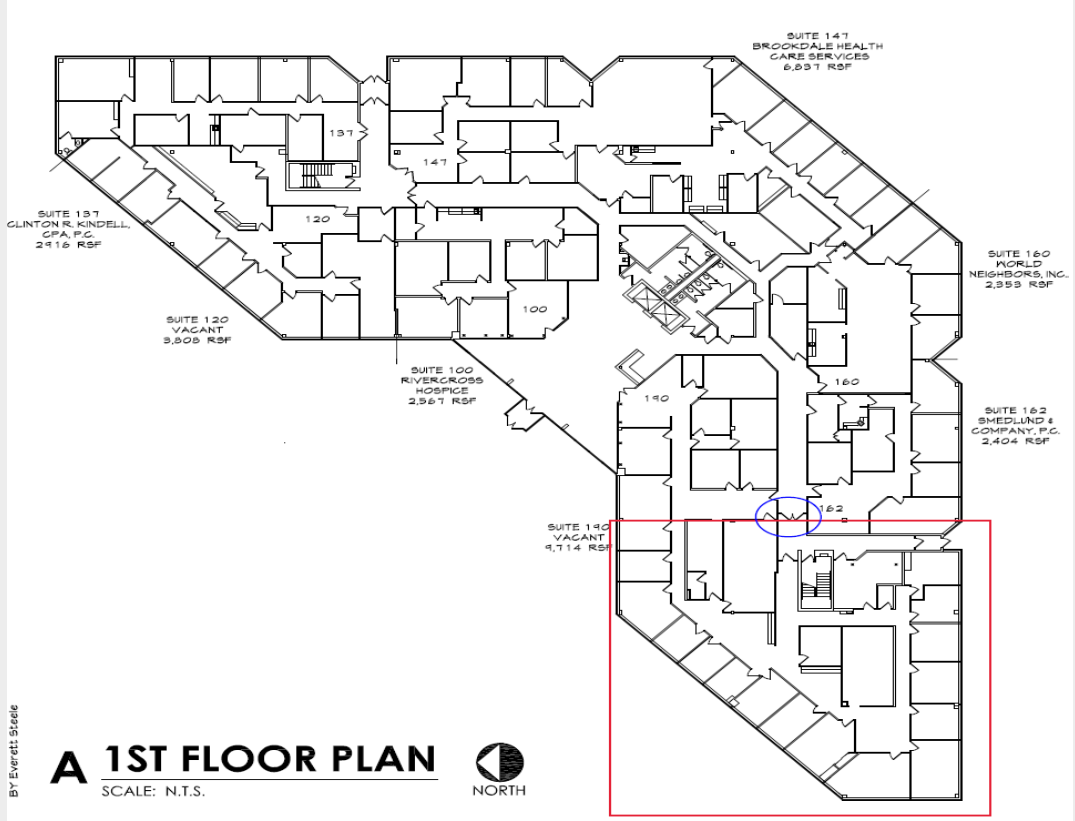


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Floor Plans

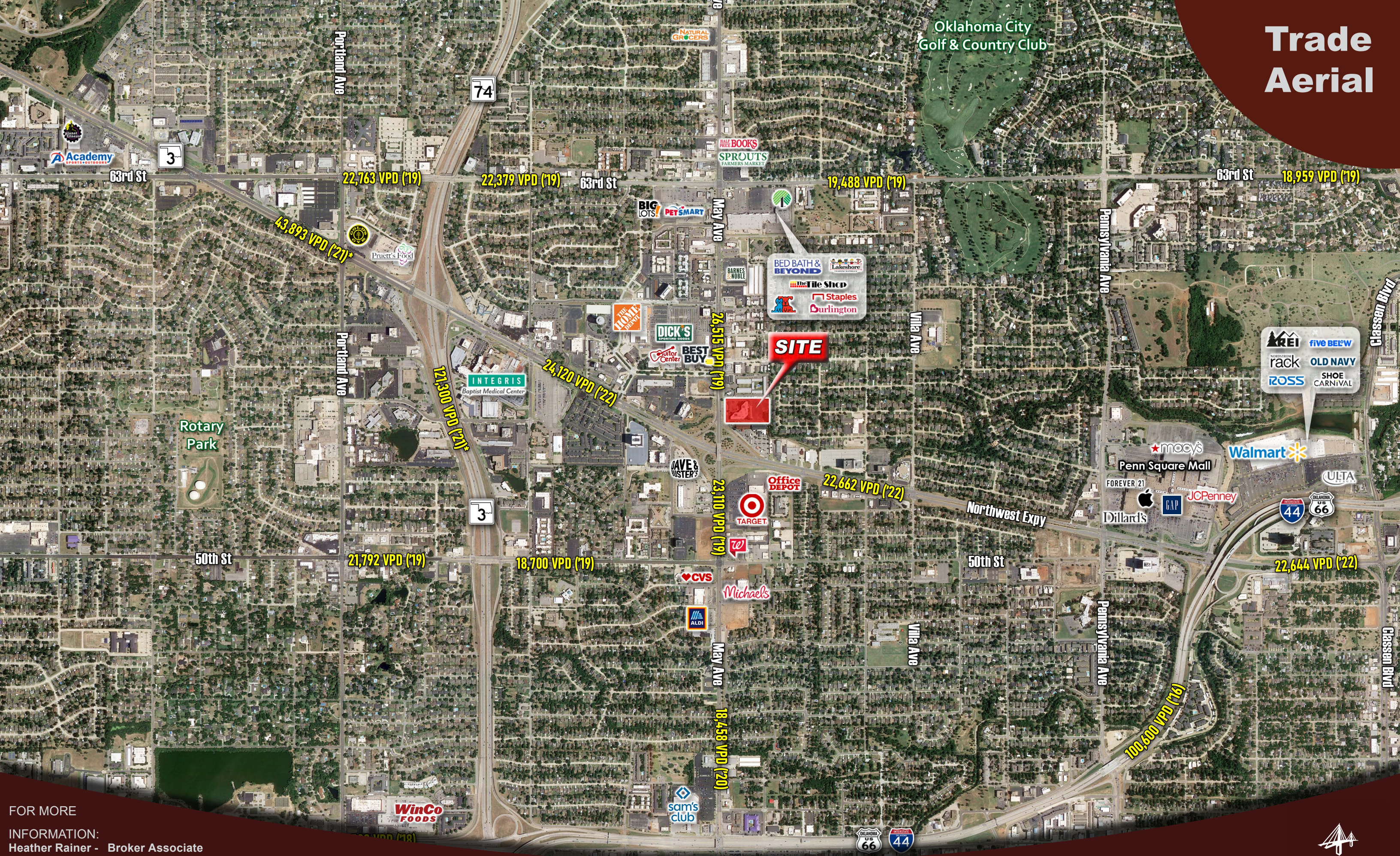


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Trade Aerial

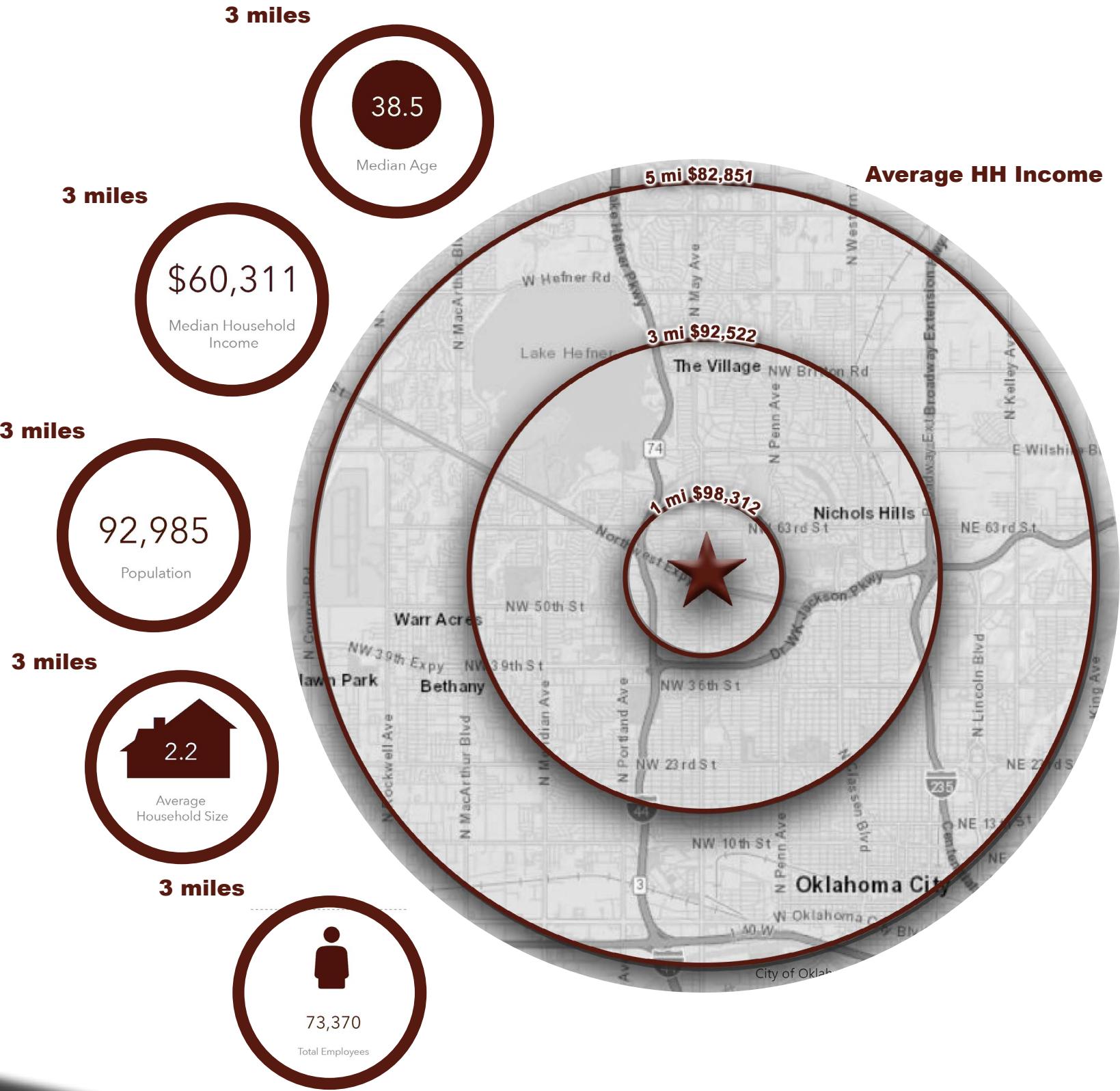


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Demographics



	1 mi	3 mi	5 mi
Population Summary			
2010 Total Population	11,418	90,833	218,934
2020 Total Population	11,612	91,313	225,757
2020 Group Quarters	99	1,749	6,771
2022 Total Population	11,684	92,985	231,558
2022 Group Quarters	99	1,749	6,775
2027 Total Population	11,901	95,068	237,447
2022-2027 Annual Rate	0.37%	0.44%	0.50%
2022 Total Daytime Population	23,536	117,483	316,619
Workers	18,916	76,458	208,719
Residents	4,620	41,025	107,900
Household Summary			
2010 Households	5,979	41,682	94,763
2010 Average Household Size	1.89	2.14	2.23
2020 Total Households	5,920	41,602	98,816
2020 Average Household Size	1.94	2.15	2.22
2022 Households	6,009	42,316	101,226
2022 Average Household Size	1.93	2.16	2.22
2027 Households	6,098	43,171	103,699
2027 Average Household Size	1.94	2.16	2.22
2022-2027 Annual Rate	0.29%	0.40%	0.48%
2010 Families	2,597	21,271	50,577
2010 Average Family Size	2.68	2.90	2.99
2022 Families	2,488	20,873	51,396
2022 Average Family Size	2.76	2.95	3.03
2027 Families	2,529	21,310	52,589
2027 Average Family Size	2.75	2.94	3.02
2022-2027 Annual Rate	0.33%	0.42%	0.46%
Housing Unit Summary			
2000 Housing Units	6,662	47,381	108,836
Owner Occupied Housing Units	49.6%	53.3%	47.7%
Renter Occupied Housing Units	42.4%	37.5%	40.8%
Vacant Housing Units	8.0%	9.1%	11.5%
2010 Housing Units	6,642	46,369	108,515
Owner Occupied Housing Units	46.9%	51.8%	45.8%
Renter Occupied Housing Units	43.2%	38.1%	41.6%
Vacant Housing Units	10.0%	10.1%	12.7%
2020 Housing Units	6,556	46,898	112,623
Vacant Housing Units	9.7%	11.3%	12.3%
2022 Housing Units	6,658	47,587	115,448
Owner Occupied Housing Units	47.1%	51.4%	44.5%
Renter Occupied Housing Units	43.2%	37.5%	43.2%
Vacant Housing Units	9.7%	11.1%	12.3%
2027 Housing Units	6,800	48,838	118,999
Owner Occupied Housing Units	47.4%	51.7%	44.6%
Renter Occupied Housing Units	42.2%	36.7%	42.5%
Vacant Housing Units	10.3%	11.6%	12.9%
Median Household Income			
2022	\$64,747	\$60,311	\$54,389
2027	\$75,922	\$71,757	\$63,358
Median Home Value			
2022	\$228,996	\$196,244	\$183,331
2027	\$277,500	\$243,907	\$222,091
Median Age			
2010	38.4	35.7	34.5
2022	40.3	38.5	36.9
2027	42.0	39.7	37.7
2022 Households by Income			
Household Income Base	6,009	42,316	101,217
<\$15,000	7.6%	9.8%	12.2%
\$15,000 - \$24,999	6.6%	7.7%	9.5%
\$25,000 - \$34,999	8.3%	8.9%	9.2%
\$35,000 - \$49,999	14.1%	13.7%	14.5%
\$50,000 - \$74,999	19.8%	19.3%	18.8%
\$75,000 - \$99,999	12.3%	12.9%	11.5%
\$100,000 - \$149,999	15.2%	13.7%	12.7%
\$150,000 - \$199,999	7.6%	6.4%	5.6%
\$200,000+	8.5%	7.5%	5.9%
Average Household Income	\$98,312	\$92,522	\$82,851

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